070.0	0001	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	744,200 / 744,200
					USE VALUE:	744,200 / 744,200
					ASSESSED:	744,200 / 744,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
95		STOWECROFT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TUFTS TIMOTHY M	
Owner 2:	ROSS AINSLEY A	
Owner 3:		
Street 1:	95 STOWECROFT RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	MASI ANN/TRUSTEE -
Owner 2:	-
Street 1:	95 STOWECROFT RD
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

Cntry:

NARRATIVE DESCRIPTION

This parcel contains .177 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1959, having primarily Vinyl Exterior and 2485 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7705.000	287,900	500	455,800	744,200
Total Card	0.177	287,900	500	455,800	744,200
Total Parcel	0.177	287,900	500	455,800	744,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 299.45 | /Parcel: 299.45

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 44696
GIS Ref:
GIS Ref:
Insp Date: 11/14/16

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 070.0-0001-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	287,900	500	7,705.	455,800	744,200		Year end	12/23/2021
2021	101	FV	277,800	500	7,705.	455,800	734,100		Year End Roll	12/10/2020
2020	101	FV	277,800	500	7,705.	455,800	734,100	734,100	Year End Roll	12/18/2019
2019	101	FV	232,600	500	7,705.	423,200	656,300	656,300	Year End Roll	1/3/2019
2018	101	FV	232,600	500	7,705.	423,200	656,300	656,300	Year End Roll	12/20/2017
2017	101	FV	233,000	500	7,705.	371,200	604,700	604,700	Year End Roll	1/3/2017
2016	101	FV	233,000	500	7,705.	338,600	572,100	572,100	Year End	1/4/2016
2015	101	FV	219,000	500	7,705.	299,500	519,000	519,000	Year End Roll	12/11/2014

!5988!

PRINT

Date	Time
12/30/21	03:06:56

LAST REV

Date	Time
09/07/18	08:44:39
danam	

USER DEFINED

Prior Id # 1:	44696
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 5988

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MASI ANN/TRUSTE	60321-596		10/24/2012		525,000	No	No		
MASI ANN	51119-199		5/1/2008	Family	99	No	No		
MASI GUIDO D &	51119-177		5/1/2008	Family	99	No	No		
	9561-430		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/12/2018	954	Heat App	9,000	C				
2/26/2016	196	Renovate	39,406		2/26/2016			Sunroom renovation
11/20/2013	1712	Redo Kit	6,650	C				
9/10/2003	759	Re-Roof	6,000					

ACTIVITY INFORMATION

Date	Result	By	Name
11/14/2016	Measured	DGM	D Mann
11/14/2016	Left Notice	DGM	D Mann
11/14/2016	Permit Visit	DGM	D Mann
5/14/2014	External Ins	PC	PHIL C
1/31/2014	Info Fm Prmt	EMK	Ellen K
3/20/2009	Meas/Inspect	189	PATRIOT
10/30/2000	Hearing N/C	189	PATRIOT
11/17/1999	Inspected	267	PATRIOT
11/2/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7705		Sq. Ft.	Site		0	70.	0.85	12									455,805						455,800	

Total AC/HA:	0.17688	Total SF/SM:	7705	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	455,805	Spl Credit		Total:	455,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.22377038
Const Adj.:	1.00241208
Adj $ / SQ:	134.939
Other Features:	83000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	391185
Depreciation:	103273
Depreciated Total:	287912

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

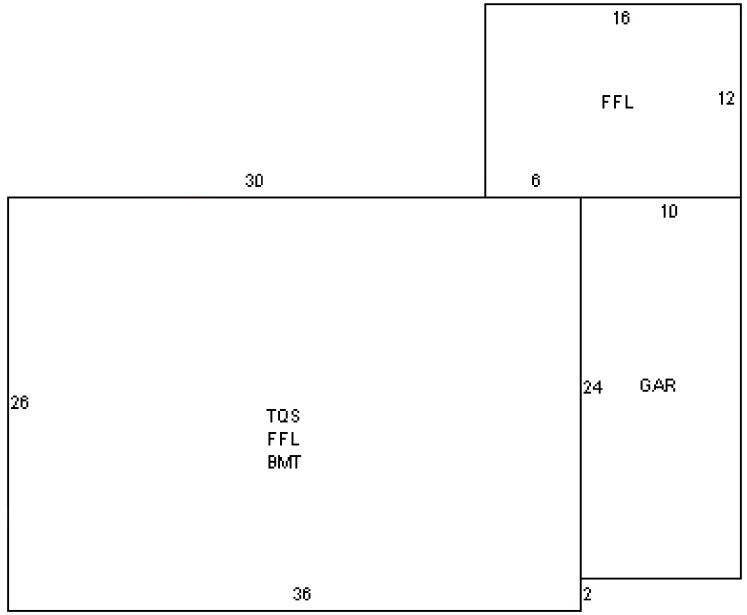
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	134.94
Special Features:	0	Val/Su Net:	95.78
Final Total:	287900	Val/Su SzAd	157.32

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,128	134.940	152,212
BMT	Basement	936	58.900	55,131
TQS	3/4 Story	702	134.940	94,727
GAR	Garage	240	25.480	6,115

Net Sketched Area:	3,006	Total:	
Size Ad	1830	Gross Area	4008	FinArea	2485
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X16	A	AV	1970	4.20	T	39.2	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500

PARCEL ID

070.0-0001-0010.0

IMAGE

AssessPro Patriot Properties, Inc